

For Sale  
By Private Treaty

Guide Price  
POA

grimes<sup>®</sup>



NORTH ELEVATION

BER A2

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, LAYOUTS MAY VARY.

## Creche at Weavers Lane, Duleek

Co. Meath

c. - 415 sqm (4467 sqft)

## DESCRIPTION

Grimes is delighted to offer this excellent opportunity to acquire a purpose built creche facility in the expanding commuter town of Duleek, Co Meath. The premises is located in the new residential development of "Weavers Lane" by Lagan Homes which comprises of 141 residential units and is situated within walking distance of the town.

The creche facility offers 415 sq m (4,467 sq ft) extending over 2 floors with associated car parking externally in addition to external play area and designated play area. The property will be completed to shell and core finish internally and completion is anticipated for Q3 2025.

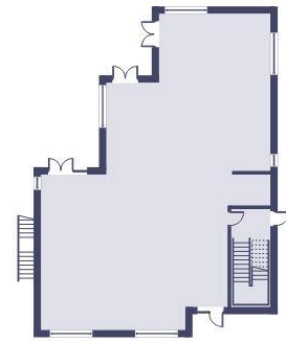
Weaver`s Lane is just a few minutes from junction 8 of the M1 motorway, which offers quick access to Dublin Airport, the M50 and Dublin City Centre. Commuters can also avail of the Bus Eireann regional route between Drogheda and Dublin; alternatively, Drogheda train station, with its fast and frequent rail service between Belfast and Dublin, is a short drive away.

### Driving Times:

Duleek Village	2 mins
Drogheda Train Station	16 mins
Laytown Train Station	15 mins
M1 Motorway	12 mins
Drogheda	17 mins
Dublin Airport	32 mins
Dublin Port Tunnel	33 mins
Dublin City Centre	45 mins
Belfast City	1 hr 30 mins

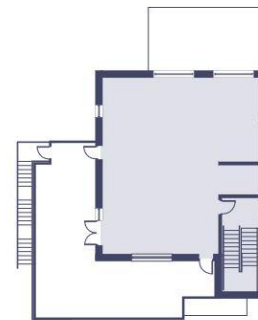
(all drive times are approximate and may vary at peak times)

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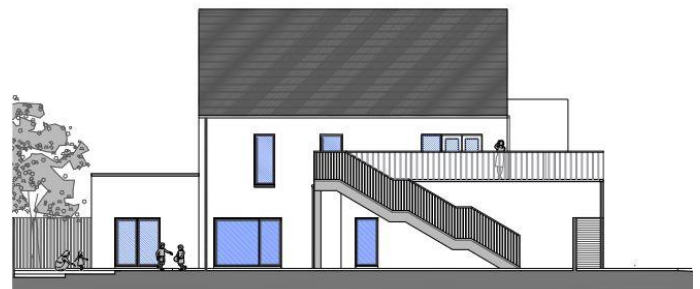
CRECHE GROUND FLOOR PLAN

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, LAYOUTS MAY VARY.



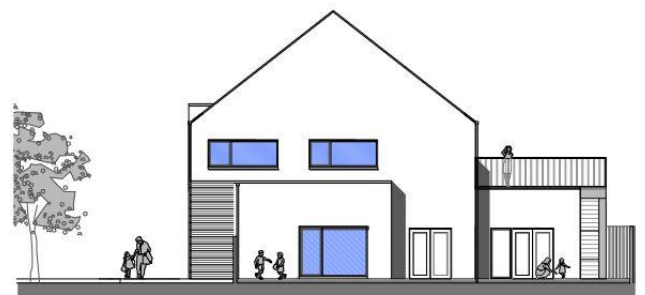
CRECHE FIRST FLOOR PLAN

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, LAYOUTS MAY VARY.



EAST ELEVATION

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SOUTH ELEVATION

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## FEATURES

- Shell and core finish
- Superb external finish of brick and render with feature metal railings
- Enclosed external play area
- Parking for 18 cars and associated bicycle parking
- Grey PVC double glazed windows
- BER A2 subject to purchasers fit out
- Ground floor 264.7 m<sup>2</sup> and first floor 149.3 m<sup>2</sup>
- VAT applicable on purchase price

BER **BER A2**  
 Energy Rating: 0 kWh  
 BER: A2 subject to purchasers fit out

**Price On Application**



Selling Agent

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**CONDITIONS TO BE NOTED:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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PSRA: 001417